

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 18, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 18, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF July 11, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 11, 2011. The motion passed unanimously.

COMMUNICATIONS

Mr. Dillon reported that communications concerning a proposed transfer of state land in Haddam were received from the following individuals:

Steven Goldblatt, Higganum
David Carini, Higganum
Ann Marie Pszczolkowski, Haddam
Peter T. Govert, Board of Selectmen, East Haddam
Jennifer Rice, no address given

Copies of these communications were provided to the Board.

REAL ESTATE- OLD BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	11-151	Transaction/Contract Type:	RE / Conveyance of Property
Origin/Client:	DPW/MD		
Grantee:	City of New Haven		
Property:	Connecticut State Armory located at 290 Goffe Street, New Haven, CT		
Project Purpose:	Conveyance of Property, New Haven		
Item Purpose:	Conveyance of the State Armory located at 290 Goffe Street pursuant to the 1929 Special Act, Substitute for Senate Bill No. 138, "An Act Providing for the Reversion to the City of New Haven, of Title of Land Used as a State Armory Site in Said City"		

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Ms. Goodhouse provided some background on this item. The land for the Armory in New Haven, being 2.39 acres at 290 Goffe Street, was given by the City to the State. In 1929 the General Assembly stipulated that the title to the property would revert to the City of New Haven if it ceased to be used for a state armory. The Armory, built in 1930 at a cost of \$774,000, is four stories totaling 155,404 GSF, brick and masonry construction. OPM valued the building at \$9,005,079.83 on its facility inventory. The City of New Haven values the property at \$13,494,100 for assessment (PILOT) purposes.

As part of the federal Base Realignment and Closure process, the Connecticut Army National Guard ceased using the armory, and informed OPM that it was surplus to its needs. On December 15, 2009, the Office of Policy & Management directed DPW (now DAS) to transfer the property to the City pursuant to the Special Act.

DAS is requesting Board approval for a quitclaim deed from the State of Connecticut, Denise Nappier, Treasurer, which transfers the New Haven Goffe Street Armory property to the City of New Haven. The State will retain 1,799 sq. ft. of the 2.39 acre site for the benefit of the sideline requirements for the adjacent Whalley Avenue Jail.

Ms. Goodhouse recommended that the Board approve the proposed Quitclaim Deed, which will satisfy the requirements of the 1929 Special Act. According to DAS, the parties have agreed to the legal description which excepts 1,799 sq. ft. from the transfer, which land is needed by the CT Department of Corrections for the jail it operates on land adjacent.

PRB # 11 - 144 **Transaction/Contract Type:** RE / Voucher

Origin/Client: DOT / DOT

Project Number: 176-212-009

Grantor: Arben Tena

Property: 494 North Main Street, Manchester, CT

Project Purpose: Reconstruction of North Main Street, Manchester,

Item Purpose: Acquisition of a 397 SF easement for highway purposes, a 58 SF slope easement, 528 SF temporary construction easement, a 50 SF defined site line easement and additional compensation for site improvements.

Ms. Goodhouse said that this DOT project is generally located along North Main Street between the intersections with Union Street and McCabe Street, Manchester to improve safety and traffic operations. The total budget for the project is \$3,835,600 which includes \$175,000 for Right of Way activities related to easements and acquisitions. The overall project will be 80% funded by Federal TIP dollars and 20% by the State local match.

The subject property at 494 North Main Street, Manchester is 0.26 acres improved with a two family residence. Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. The EOC values the necessary easements \$5,100.

Ms. Goodhouse recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes; and the acquisition value is well supported by the EOC report prepared by DOT and the ROW cost estimate and summary report submitted by DOT to FHWA.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

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PRB# 11-146 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-CTC-407 **Origin/Client:** DPW / CTC
Contract: BI-CTC-407-ARC Commission Letter #5
Consultant: Perkins Eastman Architects, P.C.
Property: Housatonic Community College, Bridgeport

Project Purpose: Additions and Renovations to the former Sears Building for HCC

Item Purpose: A/E Commission Letter #5 for the architect to provide additional services related to the assessment of the existing conditions design/modification to the loading dock area including re-grading the east dock to provide a 2% slope from the scissor lift.

The Mr. Dillon said that the project concerns improvements at the Housatonic Community College campus at the former 183,817 GSF Sears building. The project consists of the demolition of the Sears building's 35,000± SF west terrace, gutting and completely renovating the remaining 148,817± GSF and constructing a new two-story addition consisting of 39,000± GSF for a completed building area of 187,817± GSF. Parking is provided by an existing State owned parking garage on site.

In 2004, the Board approved an Architect's contract with Perkins Eastman Architects P.C. ("PEA") for a total fee of \$3,241,000 based on a \$35,368,664 (\$188/GSF) construction budget. Since that time the Board has approved three contract amendments and four commission letters.

Mr. Dillon said the Commission Letter #5 will modify PEA's contract to allow the architect to provide additional design services for the modifications to the existing loading dock at Beacon Hall. Services will include an assessment of the existing conditions design/modification to the loading dock area including regarding the east dock to provide a 2% slope from the scissor lift to the street, widening the west apron at the dock by two feet and providing construction administration services. The total net increase to the contract based on the additional scope detailed in Commission Letter #5 is \$15,000, and the engineer's base fee as a percentage of Construction Budget is 7.34% whereas the maximum guideline rate for this Group B construction project is 8.50%, with up to an additional 3% for the renovation work and 1% for construction administration fees. Mr. Dillon recommended approval of the item.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-144 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-144. The motion passed unanimously.

PRB FILE #11-146 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-146. The motion passed unanimously.

PRB FILE #11-151 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-151. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary